
Z-2461
BETHEL CHRISTIAN LIFE CENTER, INC.
R1 to GB

STAFF REPORT
AUGUST 11, 2011

Z-2461
BETHEL CHRISTIAN LIFE CENTER, INC.
R1 to GB

Staff Report
AUGUST 11, 2011

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by Attorney Joseph Bumbleburg, is requesting rezoning of 19.914 acres located at 2541 McCormick Road (its temporary address) which will be the future southeastern corner of US 231 and Cumberland Avenue, Wabash 11 (NE) 23-5.

A new church is nearing completion on site; this new building will replace the current Bethel Christian Life Center, located at the southwest corner of McCormick and US 52, which will be razed during the construction of the new US 231.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site in question is zoned R1, Single-family Residential, as is all surrounding property. The most recent rezones in the area have been to allow apartment construction, either in planned developments or regular R3 zoning. The PD's include the Cottages at Lindberg, (Z-2445) approved in April, 2011 and McCormick Place, (Z-2003 & Z-2191) approved in May, 2001 and September, 2004. The Lodge, which was rezoned as Cumberland Student Housing PD in September of 2000 (Z-1964), is a quarter mile to the east. South of The Lodge is a different type of residential PD; approved in May 2001 as a retirement community, University Place (Z-2006) extends to the south and east to Lindberg Road. Three other rezones in the area were for R3, Multi-family Residential zoning. Two of these requests were denied by the County Commissioners (Z-2297, Campus Suites and Z-2094 Copper Beech) and one was approved (Z-2037 Florian).

The current church property at the corner of McCormick and US 52 was rezoned from R1 to GB in November, 2000 (Z-1975).

AREA LAND USE PATTERNS:

Currently on site is the recently constructed church building and a surrounding parking lot. Adjacent land is currently undeveloped; however in the area are single-family subdivisions as well as multi-family developments which mostly cater to the student population.

TRAFFIC AND TRANSPORTATION:

Both the extension of Cumberland and the construction of US 231 will likely be completed in 2013. Until that time, the church has a driveway from McCormick Road. US 231 will be a limited access highway and petitioner is not proposing any driveways

from the highway. An artist's rendering of the completed church property shows two driveways from Cumberland. County Highway will decide if two driveways will be allowed and will issue the permit for this access.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The new church is served by American Suburban sewer and Indiana American water. According to the West Lafayette City Engineer's Office, "American Suburban recently modified their service area and now does not include areas immediately east of the new US 231 corridor. Changes and new developments that need sanitary service would need to connect to the City of West Lafayette."

STAFF COMMENTS:

Religious organizations are a type of use that is permitted in most zoning districts by right including the R1 zone as well as GB. The church is conforming in its current district as well as in what is proposed. Petitioner's representative indicated that the church has no plans to sell off any portion of its 20 acres, but rather has plans to build future church-related buildings on the current site. These would be in addition to the sanctuary building which is nearly completed.

Last year as part of the US 52 Corridor Study, staff studied this area and came up with a land use proposal to be used as base data for transportation modeling. Neither the land use map created for this study nor the study itself have been adopted by any jurisdiction. However, it is still an interesting tool that is up-to-date and can be used to guide staff in planning decisions. This land use proposal shows a future commercial node at the intersection of Cumberland and US 231, in anticipation of the juncture of two highly travelled roads. This GB request fits the commercial future designated in this newly created land use map.

Staff believes there will be a need for future commercial zoning at this intersection based on the significant number of residents in the vicinity. With utilities already in place, once the new highway is completed and Cumberland Avenue is extended, GB zoning would be a good fit for this site.

STAFF RECOMMENDATION:

Approval